



Meadow Rise, Holt Heath, Worcestershire

G HERBERT
BANKS

EST. 1898

Meadow Rise
Witley Road
Holt Heath
Worcestershire
WR6 6LX

A brilliant traditional extended country home with first class accommodation.

Highly favoured and very accessible location.

Reception hall, large sitting room with dining area, conservatory, kitchen/breakfast room, utility.

Inner hallway, 5 bedrooms, 2 bathrooms, en-suite shower room, striking games/family room.

In all about 2354 sq.ft

Double garage. Sweeping gravel driveway, lovely wrap around gardens with great entertaining areas.

As a whole around 1 acre.

Situation

Meadow Rise is set well back from the road in a private corner plot. Holt Heath is a popular village which is very well places for commuting. Holt has the newly opened Red Lion Pub, a post office/store and the wonderful large Broomfields farm shop with café. It lies within the catchment of the highly regarded Chantry School at Martley and nearby is Grimley and Holy CofE primary school and Ombersley Endowed first school.

The picturesque and very charming village of Ombersley is a short drive away with its excellent range of facilities including Checketts Delicatessen and Café., the fabulous Venture in restaurant, 3 gastro pubs, a garage, tennis club, doctors and dentist surgeries and the splendid St Andrews Church.

There is an excellent range of private and preparatory schools in the area including Kings school and RGS in Worcester, and Bromsgrove school.

The cathedral city of Worcester is just over 6 miles to the south. Worcester has 2 main stations together with the Worcestershire Parkway providing comprehensive rail links. There is M5 motorway access via junctions 5 at Wychbold, 6 and 7 to the north and south of Worcester.

Description

A very special family home built in 1958 with incredibly light and bright extended accommodation. It is thoughtfully designed and is in first class order throughout.

Meadow Rise is approached by a central reception hall with an oak staircase and engineered oak flooring. Lying off the hall is the splendid large sitting room with dining area and handsome fireplace with woodburning stove. Adjoining the sitting room is the contemporary conservatory which was added in 2009.

A much-enjoyed area of Meadow Rise is the luxurious breakfast kitchen with extensive range of oak cabinets, granite working surfaces over and a number of high quality appliances. These include a coffee machine, microwave, freezer, wine fridge, dishwasher and warming drawer. There are suitable areas for an American style fridge/freezer and range cooker. Utility room off with sink unit. Both the dining kitchen and utility have underfloor heating.

An inner hallway leads to the 4 ground floor bedrooms, en-suite shower room and striking family bathroom. The generous master bedroom has a range of fitted furniture and doors to the rear garden.

A fine oak staircase rises to the first floor with a fabulous family/games room, further double bedroom and bathroom.

Outside

Double garage, gravel driveway.

Wonderful large mature gardens, perfect for entertaining. These include expansive lawns, a wooded copse (principally oak) and a superb rear covered terrace with further adjoining terrace.

There are well stocked borders and beds with a variety of specimen trees.

GENERAL INFORMATION

Services

Mains electricity and water. Private drainage. Oil fired central heating. Boiler installed in 2023.

Local Authority

Malvern Hills District Council Tel: 01684 862151

EPC Rating

A full copy of the EPC can be requested from the selling agents or by visiting: www.gov.uk/find-energy-certificate.

The EPC was carried out in May 2023 with a rating 55/D; potential 65/C.

Fixtures and Fittings

Any items of this nature not specifically mentioned within the confines of these sales particulars are to be excluded from the sale.

Viewing

Via the Sole Agent's Great Witley Office Tel: 01299 896968.

Directions

From Worcester take the A443 signposted to Tenbury Wells. Continue through the villages of Hallow and Holt Heath before locating Meadow Rise ahead on your left-hand side as identified by the agents for sale board.

Sales particulars produced April 2024



Meadow Rise Witley Road, Holt Heath, Worcester

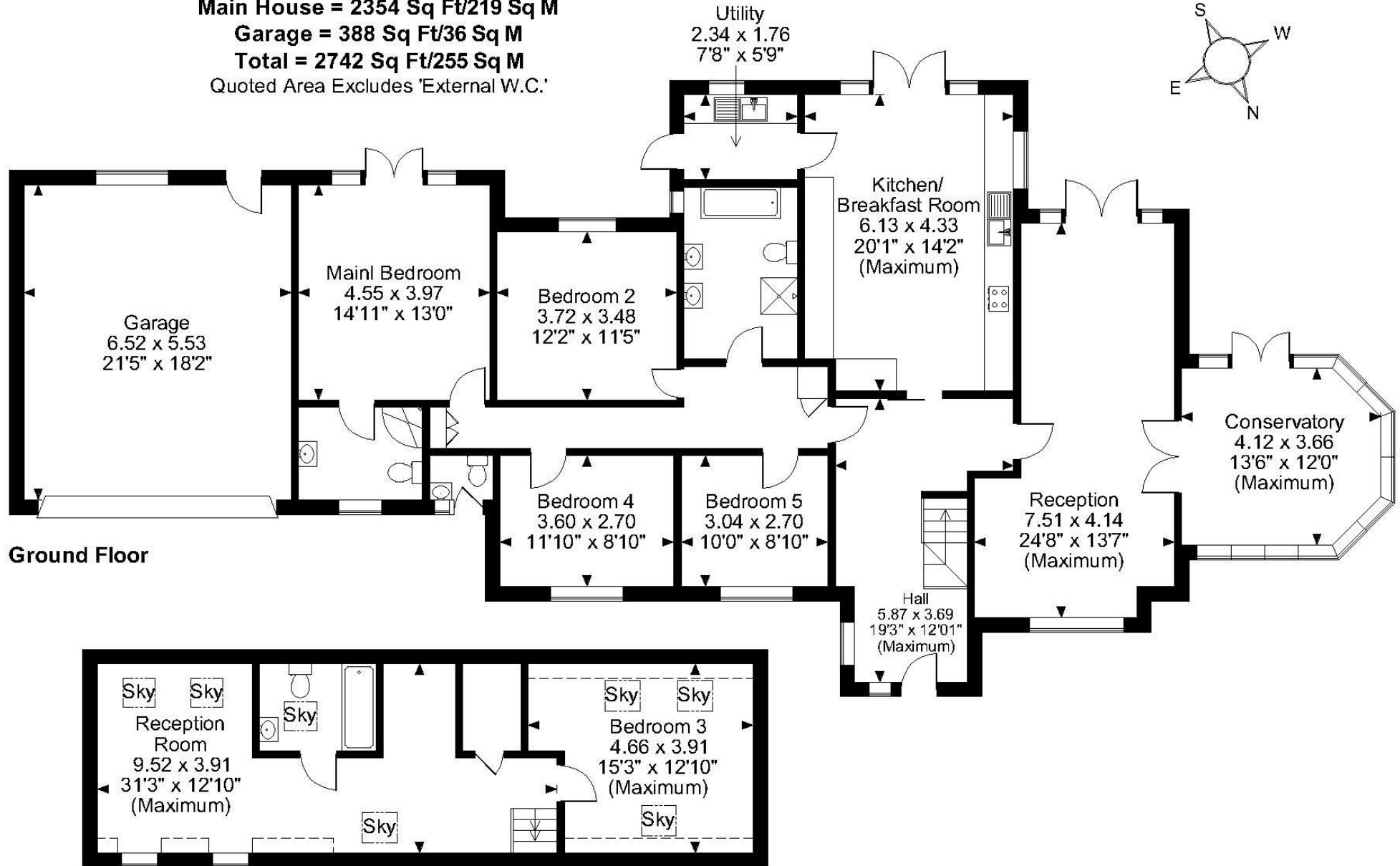
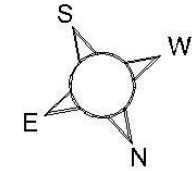
Approximate Gross Internal Area

Main House = 2354 Sq Ft/219 Sq M

Garage = 388 Sq Ft/36 Sq M

Total = 2742 Sq Ft/255 Sq M

Quoted Area Excludes 'External W.C.'





**G HERBERT
BANKS**

EST. 1898

01299 896 968
info@gherbertbanks.co.uk
www.gherbertbanks.co.uk

The Estate Office, Hill House
 Great Witley, Worcestershire WR6 6JB



AGENTS NOTE The Agents would stress that these particulars have been written as a guide to the prospective purchaser and that measurements are approximate. If a prospective purchaser requires clarification on any point mentioned within these particulars they are asked to contact the Agents. The property is sold with all faults and defects, whether of condition or otherwise and neither the Vendor nor the Agents of the Vendor, are responsible for any such faults or defects or for any statements contained in the general remarks, summaries or particulars of sale of the property prepared by the said Agents. The purchaser shall be deemed to acknowledge that he has not entered into this contract in reliance of any of the said statements, that he has satisfied himself as to the correctness of each of the statements by inspection or otherwise and that no warranty or representation has been made by the Vendor or the said Agents in relation to, or in conjunction with, the property. The plan and quantities are based on the last Ordnance Survey sheets as revised by the Agents. Where fields or enclosures have been divided, the areas have been estimated by the Agents and the quantities are believed to be correct and shall be so accepted by the purchasers. G Herbert Banks LLP is a limited liability partnership registered in England and Wales with registered No. OC344076. G Herbert Banks LLP is a member of The Property Ombudsman.

